

# Annual Urban Renewal Report, Fiscal Year 2015 - 2016

## Levy Authority Summary

Local Government Name: WELLSBURG  
Local Government Number: 38G361

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
WELLSBURG PROJECT URBAN RENEWAL	38012	2
WELLSBURG HOUSING URBAN RENEWAL	38018	1

**TIF Debt Outstanding: 511,408**

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:		Amount of 07-01-2015 Cash Balance Restricted for LMI	
	5,238	0	
TIF Revenue:	32,839		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>32,839</b>		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	30,000		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>30,000</b>		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:		Amount of 06-30-2016 Cash Balance Restricted for LMI	
	8,077	0	

**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance: 473,331**

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## Urban Renewal Area Data Collection

Local Government Name: WELLSBURG (38G361)  
 Urban Renewal Area: WELLSBURG PROJECT URBAN RENEWAL  
 UR Area Number: 38012

UR Area Creation Date: 02/1999

UR Area Purpose: To promote economic development. The primary goal is to stimulate private investment through new industrial development

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WELLSBURG CITY AG/AGWSR SCH/AGLAND 1999 UR TIF INCREM	38141	38142	35,813
WELLSBURG CITY/AGWSR SCH/1999 UR TIF INCREM	38143	38144	785,966

## Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	80,115	0	1,064,250	0	0	0	1,144,365	0	1,144,365
Taxable	35,813	0	957,825	0	0	0	993,638	0	993,638
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:**

**1,301**

**0**

**Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 22,103  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 22,103**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 20,000  
 Returned to County Treasurer: 0  
**Total Expenditures: 20,000**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:**

**3,404**

**0**

**Amount of 06-30-2016 Cash Balance Restricted for LMI**

## Projects For WELLSBURG PROJECT URBAN RENEWAL

### Industrial Park Infrastructure

Description:	Infrastructure including street, water, and sewer industrial park
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For WELLSBURG PROJECT URBAN RENEWAL

### 2013 GO Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	116,300
Interest:	6,992
Total:	123,292
Annual Appropriation?:	No
Date Incurred:	07/03/2014
FY of Last Payment:	2021

## Non-Rebates For WELLSBURG PROJECT URBAN RENEWAL

TIF Expenditure Amount:	20,000
Tied To Debt:	2013 GO Bonds
Tied To Project:	Industrial Park Infrastructure

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### TIF Taxing District Data Collection

Local Government Name: WELLSBURG (38G361)  
 Urban Renewal Area: WELLSBURG PROJECT URBAN RENEWAL (38012)  
 TIF Taxing District Name: WELLSBURG CITY AG/AGWSR SCH/AGLAND 1999 UR TIF INCREM  
 TIF Taxing District Inc. Number: 38142  
 TIF Taxing District Base Year: 2002  
 FY TIF Revenue First Received: 2003  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2024

UR Designation	
Slum	No
Blighted	No
Economic Development	05/1999

#### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	80,115	0	0	0	0	0	80,115	0	80,115
Taxable	35,813	0	0	0	0	0	35,813	0	35,813
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	25,065	35,813	35,813	0	0

FY 2016 TIF Revenue Received: 677

### TIF Taxing District Data Collection

Local Government Name: WELLSBURG (38G361)  
 Urban Renewal Area: WELLSBURG PROJECT URBAN RENEWAL (38012)  
 TIF Taxing District Name: WELLSBURG CITY/AGWSR SCH/1999 UR TIF INCREM  
 TIF Taxing District Inc. Number: 38144  
 TIF Taxing District Base Year: 2002  
 FY TIF Revenue First Received: 2003  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2024

UR Designation	
Slum	No
Blighted	No
Economic Development	05/1999

#### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,064,250	0	0	0	1,064,250	0	1,064,250
Taxable	0	0	957,825	0	0	0	957,825	0	957,825
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	278,284	785,966	785,966	0	0

FY 2016 TIF Revenue Received: 21,426

## Urban Renewal Area Data Collection

Local Government Name: WELLSBURG (38G361)  
 Urban Renewal Area: WELLSBURG HOUSING URBAN RENEWAL  
 UR Area Number: 38018  
 UR Area Creation Date: 09/2007

UR Area Purpose: To promote new residential development and the corresponding construction of public infrastructure.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WELLSBURG CITY/AGWSR SCH/WM RIEKENA HOUSING UR TIF INCREMENT	38225	38226	393,904

## Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	706,770	0	0	0	0	706,770	0	706,770
Taxable	0	393,904	0	0	0	0	393,904	0	393,904
Homestead Credits									2

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:** **3,937** **0** **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 10,736  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 10,736**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 10,000  
 Returned to County Treasurer: 0  
**Total Expenditures: 10,000**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:** **4,673** **0** **Amount of 06-30-2016 Cash Balance Restricted for LMI**

## Projects For WELLSBURG HOUSING URBAN RENEWAL

### HOUSING SUBDIVISION

Description:	INFRASTRUCTURE FOR SUBDIVISION
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No



## Debts/Obligations For WELLSBURG HOUSING URBAN RENEWAL

### HOUSING GO

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	346,000
Interest:	42,116
Total:	388,116
Annual Appropriation?:	No
Date Incurred:	07/03/2014
FY of Last Payment:	2024

## Non-Rebates For WELLSBURG HOUSING URBAN RENEWAL

TIF Expenditure Amount:	10,000
Tied To Debt:	HOUSING GO
Tied To Project:	HOUSING SUBDIVISION

## TIF Taxing District Data Collection

Local Government Name:	WELLSBURG (38G361)
Urban Renewal Area:	WELLSBURG HOUSING URBAN RENEWAL (38018)
TIF Taxing District Name:	WELLSBURG CITY/AGWSR SCH/WM RIEKENA HOUSING UR TIF INCREMENT
TIF Taxing District Inc. Number:	38226
TIF Taxing District Base Year:	2010
FY TIF Revenue First Received:	2013
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

## TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	706,770	0	0	0	0	706,770	0	706,770
Taxable	0	393,904	0	0	0	0	393,904	0	393,904
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	125,688	393,904	393,904	0	0

FY 2016 TIF Revenue Received: 10,736